

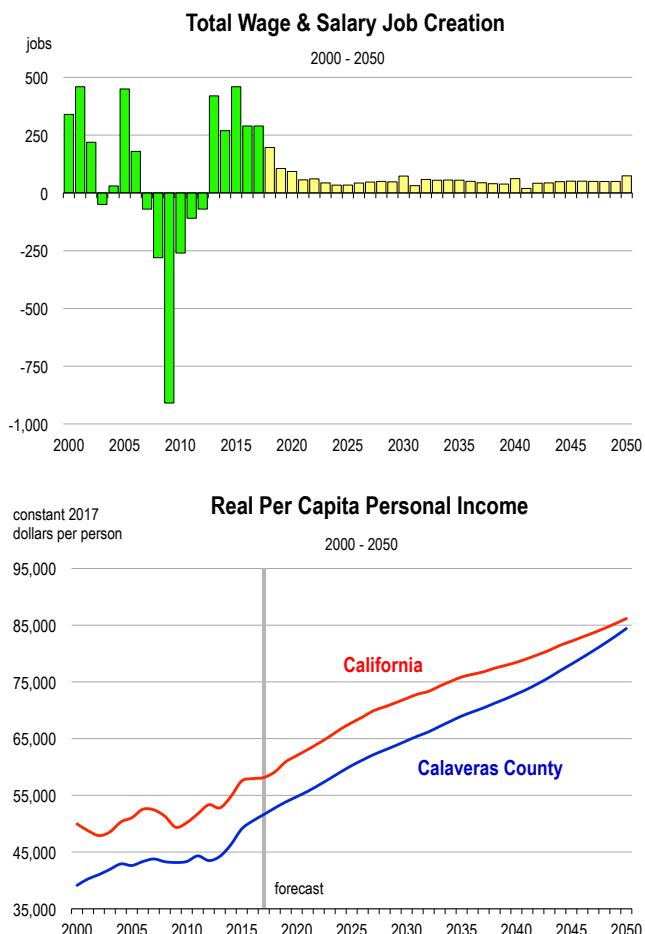
CALAVERAS COUNTY ECONOMIC FORECAST

The Calaveras County economy is creating jobs at a rapid rate. In 2017 it generated 290 new jobs, representing growth of 3.2 percent. By comparison, the entire California economy created jobs at a rate of 2.0 percent. The best performing industries in Calaveras County were construction, retail, and leisure services.

The Calaveras County unemployment rate has improved dramatically, falling from 5.7 percent in 2016 to 4.7 percent in 2017. The county has now reached a “full employment” scenario, meaning that almost everyone who wants a job already has a job. Under such conditions, job creation is expected to decelerate, and further improvements in the unemployment rate will be minimal.

Calaveras County’s population has been declining for most of the last decade. Net migration has been stagnant, with an equal number of people moving into the county as those moving out. At the same time there have been more deaths in the county than births, causing the population to shrink. Calaveras County has an old population base, with more residents at retirement age than in the typical childbearing years. This dynamic will continue to restrain population growth over the forecast period.

Population decline is expected to continue in Calaveras County, placing the economy at risk of long-term stagnation. Stagnant economies are often characterized by subpar job creation, income growth, and government revenues, preventing living conditions from improving and making it difficult for local governments to provide adequate public services.



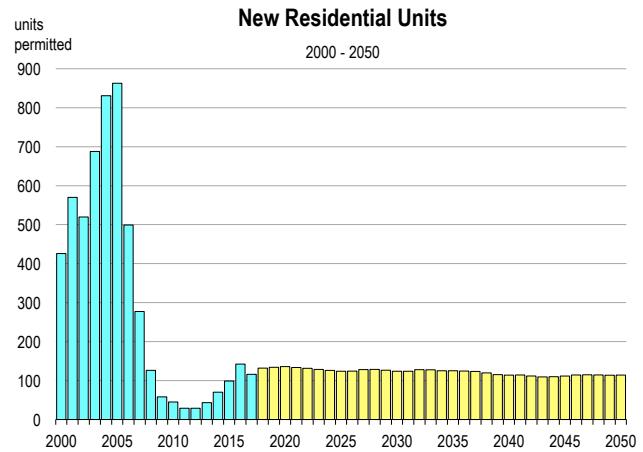
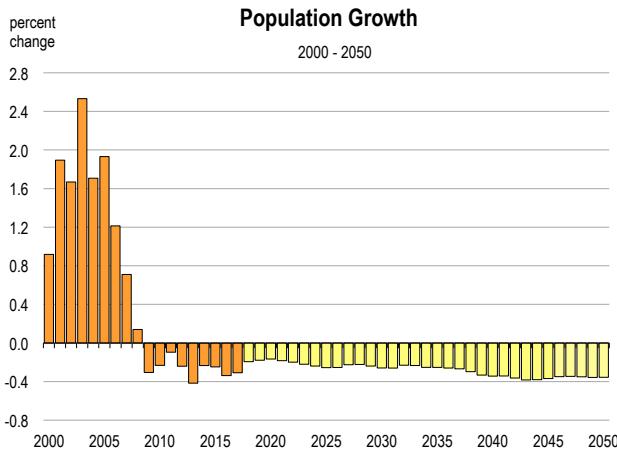
FORECAST HIGHLIGHTS

- Total wage and salary employment will increase by 2.1 percent in 2018. Between 2018-2023, growth is expected to average 0.7 percent per year.
- Average salaries are currently below the California State average, and will remain so over the forecast period. In Calaveras County, inflation-adjusted salaries are expected to rise by 1.3 percent per year between 2018 and 2023, which will be similar to statewide growth.
- Between 2018 and 2023, the majority of all employment growth will occur in leisure services, government, education and healthcare, and retail trade. Combined, these sectors will account for 81 percent of net job creation in the county.
- The county population is expected to decline by 0.2 percent per year between 2018 and 2023.
- Net migration will be positive over the forecast horizon, but will be very low. Over the 2018-2023 period, an average of 37 net migrants are expected to enter the county each year. Deaths will continue to outnumber births, reducing the population by approximately 120 residents each year.
- Very few new homes will be built between 2018 and 2023, with an average of 130 new homes breaking ground each year.

Calaveras County Economic Forecast

2010-2017 History, 2018-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	45,457	35	72.3	18.9	45	\$0.27	\$1.70	\$43,344	1.3	25.1	111.5	14.5
2011	45,414	78	71.2	18.9	29	\$0.29	\$1.78	\$44,331	2.7	26.8	102.6	14.0
2012	45,305	0	69.8	19.0	29	\$0.30	\$1.79	\$43,506	2.7	32.7	106.8	12.4
2013	45,116	0	72.1	19.0	43	\$0.32	\$1.83	\$44,238	2.3	33.9	111.7	9.9
2014	45,010	0	73.5	19.0	70	\$0.33	\$1.95	\$46,290	2.8	28.6	117.7	8.0
2015	44,899	0	75.1	19.0	99	\$0.35	\$2.09	\$49,091	2.6	25.1	120.8	6.4
2016	44,747	0	77.7	18.9	142	\$0.38	\$2.19	\$50,493	3.1	20.9	121.2	5.7
2017	44,609	0	77.0	18.9	116	\$0.40	\$2.30	\$51,616	3.2	19.3	117.9	4.7
2018	44,523	35	76.8	18.9	132	\$0.42	\$2.42	\$52,761	3.7	21.5	121.5	4.2
2019	44,443	41	76.9	19.0	134	\$0.44	\$2.52	\$53,835	3.1	22.9	121.4	3.9
2020	44,370	46	77.1	19.1	136	\$0.46	\$2.65	\$54,760	4.1	23.8	123.2	4.0
2021	44,288	38	77.3	19.2	133	\$0.48	\$2.76	\$55,708	3.6	24.3	126.6	4.2
2022	44,200	35	77.6	19.3	131	\$0.50	\$2.89	\$56,802	3.5	24.6	129.7	4.3
2023	44,103	26	77.9	19.4	129	\$0.51	\$3.02	\$57,938	3.4	24.8	132.8	4.5
2024	43,998	21	78.1	19.5	126	\$0.53	\$3.15	\$59,121	3.3	24.8	135.9	4.7
2025	43,886	16	78.4	19.6	124	\$0.55	\$3.27	\$60,243	3.1	24.8	138.7	4.8
2026	43,774	19	78.7	19.7	124	\$0.57	\$3.39	\$61,238	3.1	24.9	141.6	4.8
2027	43,676	34	79.0	19.8	128	\$0.59	\$3.51	\$62,182	3.0	24.9	144.6	4.9
2028	43,579	40	79.3	19.9	129	\$0.61	\$3.64	\$62,978	3.3	25.0	147.9	4.9
2029	43,475	37	79.6	19.9	127	\$0.63	\$3.76	\$63,774	3.1	25.0	151.2	4.9
2030	43,362	32	80.0	20.0	124	\$0.66	\$3.88	\$64,618	3.0	24.9	154.5	4.9
2031	43,250	36	80.3	20.1	124	\$0.68	\$4.01	\$65,443	2.9	24.9	157.8	4.9
2032	43,150	52	80.6	20.2	128	\$0.71	\$4.14	\$66,199	3.1	24.9	161.2	4.9
2033	43,049	54	81.0	20.3	128	\$0.73	\$4.27	\$67,147	2.7	25.0	164.6	4.9
2034	42,941	50	81.4	20.4	125	\$0.76	\$4.40	\$68,067	2.9	24.9	168.0	4.9
2035	42,832	54	81.8	20.5	125	\$0.79	\$4.55	\$68,971	3.0	24.9	171.5	4.9
2036	42,721	58	82.1	20.6	124	\$0.82	\$4.71	\$69,714	3.4	24.9	175.0	4.9
2037	42,607	62	82.5	20.6	123	\$0.84	\$4.87	\$70,421	3.5	24.9	178.7	4.9
2038	42,480	60	82.8	20.7	120	\$0.87	\$5.03	\$71,237	3.3	24.8	182.4	4.9
2039	42,339	56	83.1	20.8	115	\$0.90	\$5.21	\$72,008	3.5	24.7	186.2	4.9
2040	42,194	62	83.5	20.9	114	\$0.92	\$5.39	\$72,858	3.4	24.7	190.1	4.9
2041	42,050	70	83.8	21.0	114	\$0.95	\$5.56	\$73,744	3.2	24.6	194.0	5.0
2042	41,897	69	84.1	21.1	112	\$0.98	\$5.75	\$74,741	3.1	24.6	198.1	4.9
2043	41,737	67	84.4	21.1	109	\$1.00	\$5.94	\$75,815	3.0	24.5	202.2	5.0
2044	41,578	72	84.7	21.2	110	\$1.03	\$6.13	\$77,011	2.8	24.4	206.5	5.0
2045	41,425	83	85.0	21.3	112	\$1.06	\$6.33	\$78,136	3.0	24.4	210.8	5.0
2046	41,280	95	85.4	21.4	114	\$1.08	\$6.54	\$79,307	2.9	24.5	215.3	5.0
2047	41,138	98	85.7	21.5	115	\$1.11	\$6.75	\$80,505	2.9	24.5	219.9	5.0
2048	40,994	97	86.1	21.5	114	\$1.14	\$6.98	\$81,748	2.9	24.5	224.5	5.0
2049	40,847	94	86.4	21.6	114	\$1.17	\$7.21	\$83,041	2.9	24.5	229.3	5.0
2050	40,702	96	86.8	21.7	114	\$1.20	\$7.46	\$84,412	2.9	24.5	234.2	5.0

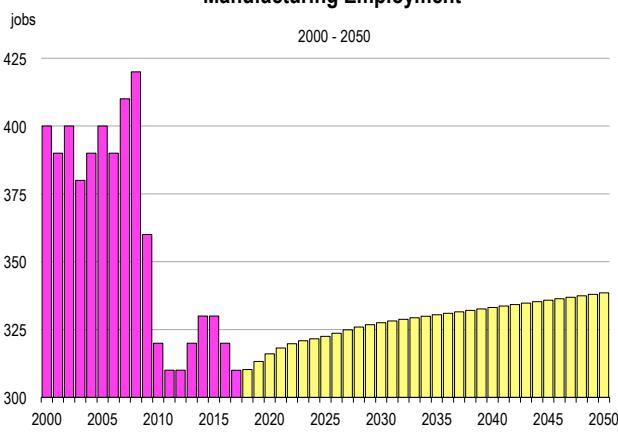


Calaveras County Employment Forecast

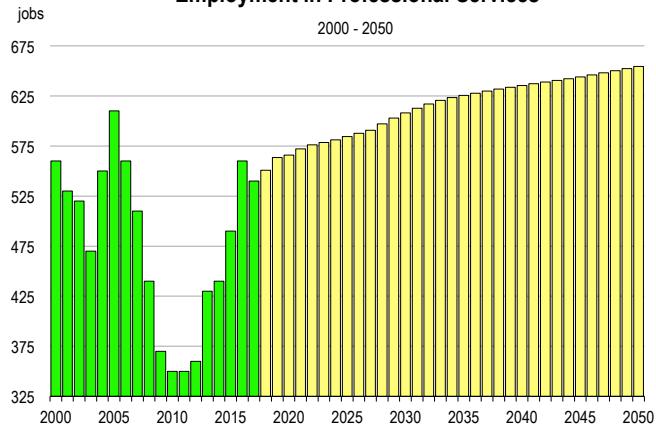
2010-2017 History, 2018-2050 Forecast

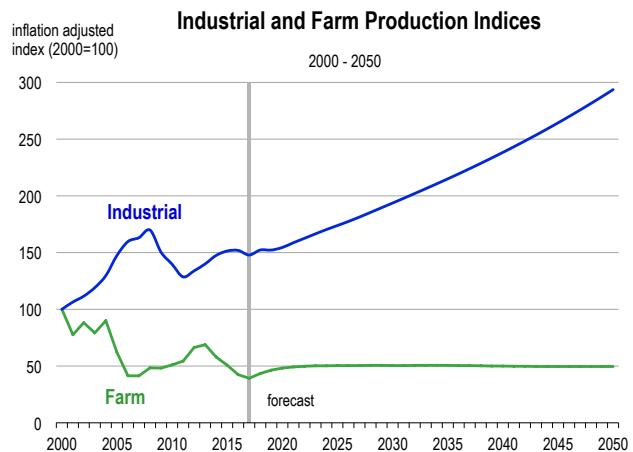
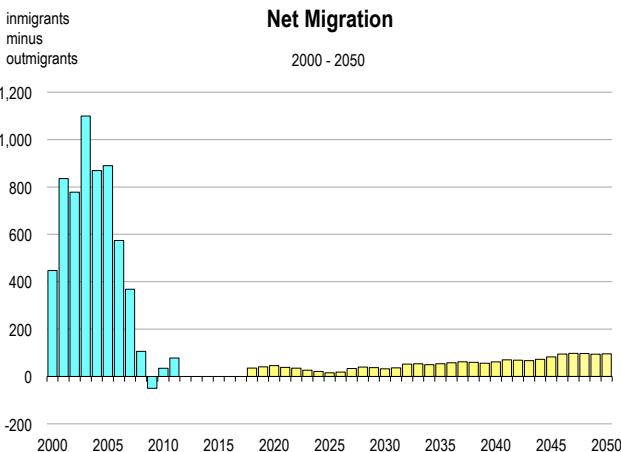
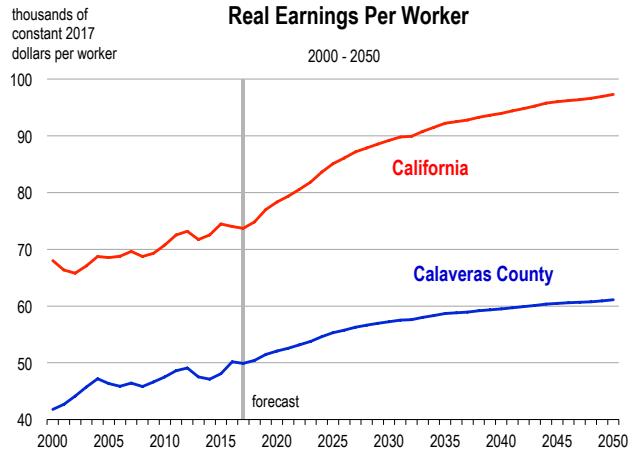
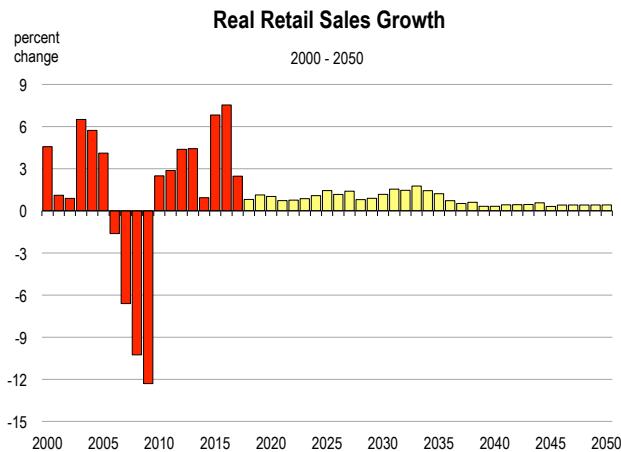
	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Retail Trade	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)												
2010	7.92	0.06	0.57	0.32	0.26	0.99	0.26	0.35	0.11	0.91	1.20	2.55	
2011	7.81	0.06	0.58	0.31	0.24	1.03	0.25	0.35	0.11	0.89	1.20	2.45	
2012	7.74	0.07	0.58	0.31	0.26	1.01	0.23	0.36	0.10	0.87	1.23	2.38	
2013	8.16	0.08	0.64	0.32	0.26	1.09	0.21	0.43	0.11	0.98	1.25	2.45	
2014	8.43	0.10	0.65	0.33	0.26	1.18	0.20	0.44	0.11	1.04	1.29	2.48	
2015	8.89	0.09	0.70	0.33	0.27	1.29	0.21	0.49	0.11	1.08	1.36	2.58	
2016	9.18	0.08	0.76	0.32	0.29	1.41	0.22	0.56	0.11	1.13	1.33	2.60	
2017	9.47	0.23	0.81	0.31	0.27	1.41	0.22	0.54	0.10	1.17	1.41	2.64	
2018	9.67	0.23	0.86	0.31	0.28	1.44	0.22	0.55	0.10	1.19	1.46	2.66	
2019	9.77	0.23	0.86	0.31	0.28	1.46	0.22	0.56	0.10	1.20	1.49	2.68	
2020	9.87	0.24	0.86	0.32	0.28	1.47	0.22	0.57	0.10	1.21	1.50	2.73	
2021	9.92	0.24	0.86	0.32	0.28	1.48	0.22	0.57	0.11	1.21	1.53	2.73	
2022	9.98	0.24	0.86	0.32	0.28	1.49	0.22	0.58	0.11	1.22	1.55	2.74	
2023	10.03	0.24	0.86	0.32	0.28	1.50	0.23	0.58	0.11	1.23	1.58	2.74	
2024	10.06	0.25	0.85	0.32	0.28	1.50	0.23	0.58	0.11	1.23	1.60	2.74	
2025	10.09	0.25	0.85	0.32	0.28	1.51	0.23	0.58	0.11	1.24	1.61	2.74	
2026	10.14	0.25	0.85	0.32	0.28	1.52	0.23	0.59	0.11	1.25	1.62	2.74	
2027	10.18	0.25	0.86	0.32	0.28	1.53	0.23	0.59	0.11	1.26	1.63	2.75	
2028	10.23	0.25	0.86	0.33	0.28	1.54	0.23	0.60	0.11	1.27	1.64	2.76	
2029	10.28	0.26	0.86	0.33	0.28	1.54	0.23	0.60	0.11	1.28	1.66	2.76	
2030	10.36	0.26	0.85	0.33	0.28	1.55	0.23	0.61	0.11	1.29	1.67	2.79	
2031	10.39	0.26	0.85	0.33	0.28	1.56	0.23	0.61	0.11	1.30	1.69	2.78	
2032	10.45	0.26	0.86	0.33	0.28	1.57	0.23	0.62	0.11	1.31	1.71	2.78	
2033	10.50	0.26	0.86	0.33	0.28	1.58	0.23	0.62	0.11	1.32	1.72	2.79	
2034	10.56	0.27	0.85	0.33	0.28	1.59	0.23	0.62	0.11	1.33	1.74	2.80	
2035	10.61	0.27	0.85	0.33	0.28	1.61	0.23	0.63	0.11	1.34	1.76	2.81	
2036	10.66	0.27	0.85	0.33	0.28	1.62	0.23	0.63	0.11	1.35	1.77	2.82	
2037	10.71	0.27	0.85	0.33	0.28	1.63	0.23	0.63	0.11	1.36	1.79	2.82	
2038	10.75	0.27	0.85	0.33	0.28	1.63	0.23	0.63	0.11	1.37	1.81	2.82	
2039	10.78	0.28	0.85	0.33	0.28	1.64	0.23	0.63	0.11	1.38	1.83	2.82	
2040	10.85	0.28	0.84	0.33	0.28	1.65	0.23	0.64	0.11	1.39	1.85	2.85	
2041	10.87	0.28	0.84	0.33	0.28	1.65	0.23	0.64	0.11	1.40	1.86	2.83	
2042	10.91	0.28	0.84	0.33	0.28	1.65	0.23	0.64	0.11	1.41	1.88	2.84	
2043	10.95	0.29	0.84	0.33	0.28	1.66	0.23	0.64	0.11	1.42	1.90	2.84	
2044	11.00	0.29	0.84	0.34	0.28	1.66	0.23	0.64	0.11	1.43	1.92	2.85	
2045	11.05	0.29	0.84	0.34	0.28	1.67	0.23	0.64	0.11	1.45	1.94	2.86	
2046	11.10	0.29	0.84	0.34	0.28	1.67	0.23	0.65	0.11	1.46	1.96	2.87	
2047	11.15	0.29	0.85	0.34	0.28	1.68	0.23	0.65	0.11	1.47	1.97	2.88	
2048	11.20	0.30	0.84	0.34	0.28	1.68	0.23	0.65	0.11	1.48	1.99	2.89	
2049	11.25	0.30	0.84	0.34	0.28	1.68	0.23	0.65	0.11	1.49	2.01	2.90	
2050	11.33	0.30	0.84	0.34	0.28	1.69	0.23	0.65	0.11	1.50	2.03	2.93	

Manufacturing Employment



Employment in Professional Services





County Economic and Demographic Indicators

Projected Economic Growth (2018-2023)

Expected retail sales growth:	4.6%
Expected job growth:	3.7%
Fastest growing jobs sector:	Leisure Services
Expected personal income growth:	8.8%

Expected population growth:	-0.9%
Net migration to account for:	N/A
Expected growth in number of vehicles:	1.4%

Demographics (2018)

Unemployment rate (April 2018):	3.8%
County rank* in California (58 counties):	24th
Working age (16-64) population:	58.5%

Population with B.A. or higher:	20.9%
Median home selling price (2017):	\$280,000
Median household income:	\$58,478

Quality of Life

Violent crime rate (2016):	320 per 100,000 persons
County rank* in California (58 counties):	18th
Average commute time to work (2018):	36 minutes

High School drop out rate (2017):	4.3%
Households at/below poverty line (2018):	7.8%
* The county ranked 1st corresponds to the lowest rate in California	